

SECTION 401 R-1 RESIDENTIAL DISTRICT

INTENT AND PURPOSE

The intent of the **R-1** Residential District is to recognize the existence of and the demand for residential lots at a density of one dwelling unit per 2 ½ acres. The dwelling density is compatible with the Munson Township Land Use Plan and the associated Munson Township Soil Map.

401.1 District Boundaries

District designations on the Zoning Map notwithstanding, the parcel of land on the East side and within 436 feet of the centerline of Bass Lake Road between a point 750 feet North of the midpoint of the intersection of Bass Lake Road and Route 322 and extending Northerly to Woodiebrook Road is an **R-1** Residential District.

401.2 Permitted Principal Uses and Structures

- a. One single-family dwelling in accordance with Article 5.
- b. Public structures and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.
- c. Licensed Residential Facilities as defined in O.R.C. 5123.19 (M) and O.R.C. 5119.341 (A) or as amended.
- d. Type B family day-care home and Type B home – See Section 524.1

401.3 Permitted Accessory Uses and Structures

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Accessory signs as regulated in Article 10.
- c. Private garage
- d. Home Occupations as regulated in Article 5.
- e. Storage of Recreational Vehicles as regulated in Article 5.
- f. Private swimming pools and game courts for the use of occupants and their guests as regulated in Article 5.
- g. Temporary uses incidental to construction work as regulated in Article 5.
- h. Storage of Commercial Vehicles in an accessory structure.

401.4 Minimum Dimensional Requirements

As shown in Section 411.

401.5 Agricultural Use Exception

If a user believes that his proposed use of a building or structure is agricultural, such user shall describe the proposed use to the Zoning Inspector who, on finding the use to be agricultural, shall make record of such use.

401.6 Parking

As regulated in Section 521.

401.7 Driveway

As regulated in Section 511.

SECTION 402 R-2 RESIDENTIAL DISTRICT

INTENT AND PURPOSE

The intent of the **R-2** Residential District is to recognize the existence of and the demand for residential lots at a density of one dwelling unit per 5 acres. The dwelling density is compatible with the Munson Township Land Use Plan and the associated Munson Township Soil Map.

402.1 Permitted Principal Uses and Structures

- a. One single-family dwelling in accordance with Article 5.
- b. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.
- c. Licensed Residential Facilities as defined in O.R.C. 5123.19 (M) and O.R.C. 5119.341 (A) or as amended.
- d. Type B family day-care home and Type B home – See Section 524.1

402.2 Permitted Accessory Uses and Structures

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Accessory signs as regulated in Article 10.
- c. Private garage.
- d. Home Occupations as regulated in Article 5.
- e. Storage of Recreational Vehicles as regulated in Article 5.
- f. Private swimming pools and game courts for the use of occupants and their guests as regulated in Article 5.
- g. Temporary uses incidental to construction work as regulated in Article 5.
- h. Storage of Commercial Vehicles in an accessory structure.

402.3 Minimum Dimensional Requirements

As shown in Section 411.

402.4 Agricultural Use Exception

If a user believes that his proposed use of a building or structure is agricultural, such user shall describe the proposed use to the Zoning Inspector who, on finding the use to be agricultural, shall make record of such use.

402.5 Parking

As regulated in Section 521.

402.6 Driveway

As regulated in Section 511.

SECTION 403 R-3 RESIDENTIAL DISTRICT

INTENT AND PURPOSE

The intent of the **R-3** Residential District is to recognize the existence of and the demand for residential lots at a density of one dwelling unit per 5 acres. The dwelling density is compatible with the Munson Township Land Use Plan and the associated Munson Township Soil Map.

403.1 Permitted Principal Uses and Structures

- a. One single-family dwelling in accordance with Article 5.b.
- b. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.
- c. Licensed Residential Facilities as defined in O.R.C. 5123.19 (M) and O.R.C. 5119.341 (A) or as amended.
- d. Type B family day-care home and Type B home – See Section 524.1

403.2 Permitted Accessory Uses and Structures

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Accessory signs as regulated in Article 10.
- c. Private garage.
- d. Home Occupations as regulated in Article 5.
- e. Storage of Recreational Vehicles as regulated in Article 5.
- f. Private swimming pools and game courts for the use of occupants and their guests as regulated in Article 5.
- g. Temporary uses incidental to construction work as regulated in Article 5.
- h. Storage of Commercial Vehicles in an accessory structure.

403.3 Minimum Dimensional Requirements

As shown in Section 411.

403.4 Agricultural Use Exception

If a user believes that his proposed use of a building or structure is agricultural, such user shall describe the proposed use to the Zoning Inspector who, on finding the use to be agricultural, shall make record of such use.

403.5 Parking

As regulated in Section 521.

403.6 Driveway

As regulated in Section 511.

SECTION 404

R-4 RESIDENTIAL DISTRICT

INTENT AND PURPOSE

The intent of the **R-4** Residential District is to recognize the existence of and the demand for residential lots at a density of one dwelling unit per 5 acres. The dwelling density is compatible with the Munson Township Land Use Plan and the associated Munson Township Soil Map.

404.1 Permitted Principal Uses and Structures

- a. One single-family dwelling in accordance with Article 5.b.
- b. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.
- c. Licensed Residential Facilities as defined in O.R.C. 5123.19 (M) and O.R.C. 5119.341 (A) or as amended.
- d. Type B family day-care home and Type B home – See Section 524.1

404.2 Permitted Accessory Uses and Structures

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Accessory signs as regulated in Article 10.
- c. Private garage.
- d. Home Occupations as regulated in Article 5.
- e. Storage of Recreational Vehicles as regulated in Article 5.
- f. Private swimming pools and game courts for the use of occupants and their guests as regulated in Article 5.
- g. Temporary uses incidental to construction work as regulated in Article 5.
- h. Storage of Commercial Vehicles in an accessory structure.

404.3 Minimum Dimensional Requirements

As shown in Section 411.

404.4 Agricultural Use Exception

If a user believes that his proposed use of a building or structure is agricultural, such user shall describe the proposed use to the Zoning Inspector who, on finding the use to be agricultural, shall make record of such use.

404.5 Parking

As regulated in Section 521.

404.6 Driveway

As regulated in Section 511.

**SECTION 405 FLOOD-PRONE DISTRICT (FP)
INTENT AND PURPOSE**

The intent of the FP District is to recognize the existence of areas constituting flood plains, the hazards building and other development in such areas pose to the health, safety and general welfare of the community, and the consequent need for special control over such building and development. Such controls and dwelling density are consistent with the Munson Township Land Use Plan and the associated Munson Township Soil Map. Unless noted otherwise, all buildings, structures and uses in a Flood-Prone District are subject to approval by the Board of Zoning Appeals in accordance with Section 806.

405.1 Minimum Lot Size

The minimum size of a lot in the Flood Prone District shall be five (5) acres.

**405.2 Conditional Uses, Principal Buildings and Structures: Conditional Use
Zoning Certificate Approval Per Section 806 Required**

- a. One single-family dwelling per lot in accordance with Section 806.
- b. Places of Worship as regulated in Article 5 and Article 8.
- c. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.

**405.3 Permitted Accessory Uses, Buildings and Structures: Conditional Use Zoning
Certificate Approval Per Section 806 Not Required**

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Home occupation as regulated in Article 5.
- c. Temporary uses incidental to construction work as regulated in Article 5.
- d. Accessory signs as regulated in Article 10.
- e. Private garage
- f. Storage of Recreational Vehicles as regulated in Article 5.
- g. Private swimming pools and game courts for the use of occupants and their guests as regulated in Article 5.
- h. Storage of Commercial Vehicles in an accessory structure.

405.4 Minimum Dimensional Requirements

As shown in Section 411.

405.5 Agricultural Use Exception

If a user believes that his proposed use of a building or structure is agricultural, such user shall describe the proposed use to the Zoning Inspector who, on finding the use to be agricultural, shall make record of such use.

405.6 Parking

As regulated in Section 521.

405.7 ***Driveway (Residential)***

As regulated in Section 511.

405.8 ***Driveway (Commercial, Industrial, Institutional and Medical Use Districts)***

As regulated in Section 521.

SECTION 406 INSTITUTIONAL DISTRICT (IN)

INTENT AND PURPOSE

The Institutional District is established to:

1. Provide for the lifestyle needs of elderly persons and to enable elderly persons to obtain suitable, safe, sanitary and cost-effective housing and related facilities which are designed to meet their special needs with respect to: the location of buildings, the relationship of such buildings to one another, the design of dwellings, parking needs, the needs or desire for congregate dining, recreation, and/or continuing health care facilities.
2. Provide for educational facilities offering academic programs designed to meet the academic needs of students in compliance with the State of Ohio and other recognized academic standards, and
3. Provide for places of worship.

It is intended that such institutional facilities be developed and operated in a manner which is consistent with:

- a. Maintaining the prevailing rural atmosphere of Munson Township;
- b. Minimizing impacts on the natural environment;
- c. Preserving significant areas of Open Space; and
- d. Minimizing impacts on Township facilities and adjacent residential properties.

406.1 *Permitted Principal Uses and Structures:*

- a. Academic Schools which may include.
 1. Elementary
 2. Middle school or junior high
 3. High school
 4. College
- b. Continuing Care Facilities which shall at a minimum contain nursing care and/or assisted living services.
- c. Places of Worship

406.2 *Permitted Accessory Uses and Structures:*

- a. Staff housing
- b. Student housing
- c. Congregate Care Living Units
- d. Independent Dwelling Units
- e. Day-care facilities
- f. Facilities for cultural enlightenment
- g. Signs as regulated in Article 10
- h. Private recreational facilities intended for use by residents and/or students.
- i. Open Space
- j. Facilities designed to meet the special needs of the elderly and students such as physical therapy, dental offices, dialysis centers, and similar facilities.
- k. Supporting retail facilities having no exterior identification or signage and not exceeding a maximum of two-thousand (2,000) square feet in floor area.
- l. Other Accessory Structures necessary and integral to the operation of the principal permitted use.
- m. Parking Areas and Loading Spaces as regulated in Section 521.

406.3 ***Minimum Dimensional Requirements***

In addition to the other standards, requirements, and criteria set forth herein, each Institutional use shall also comply with the minimum dimensional requirements set forth in Section 411.

406.4 ***General Requirements***

The following development standards are established to control the planning, development and use of land in an Institutional District.

- a. **Maximum Lot Coverage** – The maximum lot coverage for all buildings, parking, driveways, service areas, and other site improvements or amenities shall not exceed forty percent (40%) of the total area of the lot.
- b. **Minimum Open Space** – The minimum open space shall be sixty percent (60%) of the total area of the lot.
- c. **Building Location and Configuration** – Buildings and Structures may be arranged in various groups, courts, sequences or clusters with open spaces organized and related to the dwelling units in order to provide privacy and to form a unified composition of buildings and space, provided that all Buildings are located in the development in compliance with the following:
 1. The minimum front yard setback for a building, structure or parking area shall be two hundred (200) feet from the right of way of the public road on which it fronts. The front is the part of the structure that is nearest to the origin of the measurement (see Minimum Dimensional Requirements Chart).
 2. The minimum setbacks for a building, structure or parking area shall be two hundred (200) feet from any other lot line (see Minimum Dimensional Requirements Chart).
 3. A building or structure shall be setback a minimum of thirty-six (36) feet from the right of way or twenty-five (25) feet to the edge of pavement of any Private Road constructed as part of the Institutional District whichever is the greater.
 4. The minimum distance between Buildings which contain less than three (3) Dwelling or Living Units shall be twenty (20) feet.
 5. The minimum distance between Buildings where one or more of the buildings is either a non-residential building or contains three (3) or more Dwelling or Living Units shall be forty (40) feet.
 6. No Building shall have an exterior wall in excess of two hundred fifty (250) feet in length without a change in the building's direction, or an exterior wall in excess of one hundred forty (140) feet without a change in contour.
- d. **Grading** – Each Institutional District use site shall be graded for proper drainage and meet the requirements of Section 508.
- e. **Minimum Floor Area** – Dwelling Units and Living Units shall comply with the following minimum floor area requirements:
 1. Dormitory Living Units – 120 square feet per student
 2. Faculty and/or employee Dwelling Units – 650 square feet
 3. Congregate Care Living Unit – 550 square feet
 4. Assisted Living Unit – 400 square feet
 5. Nursing Care Living Unit – 265 square feet
 6. Independent Dwelling Unit –

Efficiency	550 square feet
One Bedroom	850 square feet
Two Bedrooms	1000 square feet
Three Bedrooms	1150 square feet
Four Bedrooms	1400 square feet
Five Bedrooms	1550 square feet

- f. **Utilities** – Each Institutional District shall be served by a central water supply system and a central sanitary sewage disposal system. Utility lines, including electric, telephone and gas, and fuel storage facilities required to service new construction shall be installed underground.
- g. **Residential Use** – Dwelling and Living Units shall be limited to and used only by those students, residents and/or staff connected with the primary function of the institution.
- h. **Screening** – A visual barrier comprised of natural plantings, and/or earth berms shall be required along perimeter property lines adjacent to residences not located within the Institutional District. The minimum height of earth berms, walls, or fences shall be six (6) feet. Fences shall be board-on-board or comparable solid type fencing as approved. Walls shall consist of materials which are compatible with the proposed building façade. Fences shall be earth tone in color. Each buffer shall be planted with a mixture of sixty percent (60%) evergreen trees and forty percent (40%) deciduous trees. There shall be a minimum of one (1) tree for each twenty (20) lineal feet of buffer area. Trees shall be a minimum of six (6) feet in height at the time of installation. Uniform spacing is not required.
- i. **Minimum Area** – Each Institutional District shall contain a minimum of one hundred (100) contiguous acres in the same ownership.

406.5

Site Development Plans

- a. **Site Development Plan Required** – A Site Development Plan shall be required prior to the construction, reconstruction, expansion, alteration, or establishment or any use within an Institutional District. No construction activity shall commence for any use or portion thereof unless and until a site development plan has been submitted to the Zoning Inspector for review and approval as set forth herein, and a valid Zoning Certificate has been issued by the Zoning Inspector for said use.
- b. **Application** – Applications for site development plan approval shall be made to the Zoning Inspector and shall be accompanied by such filing fees and consultant review deposits as may be established by the Township Trustees. All site development plans shall conform with the requirements of Subsection (c) hereof.
- c. **Site Development Plan Standards** – Each application for Site Development Plan review shall include three (3) copies of a plan prepared and certified by one or more persons duly authorized and registered by the State of Ohio to prepare such respective documents. Development plans shall be prepared at an appropriate scale, but not less than one inch equals one hundred feet (1" = 100') and shall include, at a minimum, the following data:
 - 1. The name of the development, the name of the owner or developer, north arrow, date and scale;
 - 2. The owners and zoning classification of adjoining parcels;
 - 3. A boundary survey;
 - 4. Existing topography and proposed finished grade with a maximum two feet (2') contour interval;
 - 5. Proposed Building locations;
 - 6. Location of all minimum Setback Lines;

7. Vehicular and pedestrian circulation plans;
 8. All off-street parking areas indicating the number of parking spaces provided and the number required;
 9. Detailed site grading and drainage plans including storm detention calculations, pipe sizing analyses, and provisions for control of erosion and sedimentation;
 10. Detailed utility improvement plans including all pipe sizes, types, grades, and invert elevations, and the location of manholes for sanitary and storm sewers, and the location and sizes of water mains, and the location of fire hydrants;
 11. Detailed street improvement plans including proposed traffic control provisions such as signage, pavement markings, and signalization;
 12. Location and size of all recreation and Open Space areas;
 13. A detailed landscaping plan including a listing of all plant material by type, size, and number, and including the type, size, and height of all fencing, screening, and retaining walls;
 14. Architectural plans of proposed structures including the number and minimum floor area of Dwelling and Living Units, provisions for congregate dining and the preparation and serving of meals, provisions for nursing care and/or protective oversight, provisions for elderly and handicapped accessibility, and provisions for common social areas;
 15. Building elevations of all proposed buildings including descriptions of proposed façade materials and treatments;
 16. A site lighting plan;
 17. Typical sections for all proposed streets and access drives;
 18. Proposed phases if the project is to be developed in stages
 19. A summary table showing the total acres of the proposed development, the number of acres devoted to Open Space, Streets, and the number of Dwelling and Living Units by type.
- d. **Application Process** – The Zoning Inspector may request review and assistance from consultant reviewers, including but not limited to qualified professional civil engineers, planners, or architects to ensure the Site Development Plan application conforms with this Resolution. The cost of such consultant reviewers shall be borne by the applicant and shall be deposited with the Township as set forth in Subsection (b) and as specified by the Township Trustees. Notwithstanding Section 1101.2 herein, the Zoning Inspector is not required to approve or disapprove the Site Development Plan application within thirty (30) days. However, the Zoning Inspector shall respond to the applicant, in writing, within thirty (30) days, said response shall provide the status of the Site Development Plan approval process which approval process may require more than thirty (30) days.

406.6 ***Parking***

As regulated in Section 521.

406.7 ***Driveway***

As regulated in Section 521.

SECTION 407 COMMERCIAL DISTRICT (C)

INTENT AND PURPOSE

The purpose of the Commercial District is to provide for the establishment of areas devoted for the use of those retail and personal service businesses that operate as a response to the daily needs of the residents of Munson Township. This district is designed to allow for change and growth within these areas, but also to prevent this mixture of commercial uses from unnecessarily spreading into the adjacent districts.

407.1 ***District Boundaries***

District designations of the zoning map notwithstanding, the following parcels are commercial districts:

- a. **Parcel # 1** - The parcel is circumscribed by a line starting at the center point of the intersection of Fowlers Mill Road and Route 322 and running Westerly along the centerline of Route 322 for 750 feet, then Southerly paralleling Fowlers Mill for 750 feet, then Easterly and paralleling Route 322 to a point 750 feet East of the centerline of Fowlers Mill, then Northerly paralleling Fowlers Mill to Route 322, then Easterly along the centerline of Route 322 for 650 feet, then Northerly paralleling Fowlers Mill for 750 feet then Westerly paralleling Route 322 to a point 750 feet West of the center-line of Fowlers Mill, then Southerly paralleling Fowlers Mill to Route 322.
- b. **Parcel # 2** - The parcel of land within 750 feet to the North and South of the centerline of Route 322 between Bass Lake Road and the Eastern boundary of Munson Township.

407.2 ***Permitted Uses and Structures***

The following uses and structures and no other shall be permitted in a Commercial District. Where the Zoning Map designates a Flood Plain (FP) area within a Commercial District, a building or structure intended for commercial use which requires or is intended to be serviced by an on-site sewage disposal system shall not be permitted. Otherwise, the permitted uses in a Commercial District follow:

1. Antique shops
2. Art and school supply stores
3. Auction houses
4. Bakery and doughnut shops
5. Banks and savings and loan offices
6. Barbers, beauty salons, shoe repair, and tobacco shops
7. Bicycle sales and service
8. Blueprint and photocopy establishments
9. Book and stationery shops
10. Business machine sales and service
11. Camera and photography sales and service
12. Candy and ice cream shops
13. Carpet and rug sales
14. Catering services
15. Clothing and apparel sales and costume rental
16. Clubs, lodges, civic or fraternal organization
17. Commercial recreational facilities, indoor and outdoor
18. Construction services, including offices, excluding heavy construction equipment.

19. Convenience carry-out stores with drive-through facilities
20. Delicatessens
21. Dental laboratories
22. Department stores and/or discount stores
23. Drug stores
24. Electrical and appliance sales and service
25. Employment services
26. Farm supply stores
27. Florist
28. Furniture and home furnishing sales, repair and upholstery shops
29. Grocery stores and specialty food stores
30. Hardware stores
31. Health and athletic clubs
32. Heating and air conditioning sales and service
33. Interior decorating studios
34. Jewelry sales, service and repair
35. Laundry and dry cleaning establishments
36. Lawn maintenance equipment sales and service
37. Medical clinics
38. Motor Vehicles - parts and accessories, sales, repair stations and/or service stations, sales or rentals
39. Musical instrument sales and repair
40. Off- road parking lots
41. Office supply sales
42. Paint, glass, and wallpaper sales
43. Pets and pet supply sales
44. Photographic studios
45. Places of Worship
46. Plumbing, electrical, and similar supply sales
47. Printing services
48. Private schools: art, dancing, music, business, and driver training
49. Professional offices
50. Public buildings and/or uses which are supported in part by taxes or special public assessments. Such uses include but are not limited to: parks, libraries, schools, fire stations, public administrative offices, and community centers.
51. Radio and television sales and service
52. Restaurants
53. Shoe sales
54. Sporting goods sales
55. Swimming pool sales
56. Taverns
57. Universities
58. Veterinary services with or without kennels provided that any outside animal area is located a minimum of five hundred (500) feet from any residential district.

407.3 Accessory Uses and Structures

- a. Signs as regulated in Article 10.
- b. Storage within an enclosed building of supplies and merchandise which are normally carried in stock in connection with a permitted use.
- c. Temporary buildings or uses as regulated in Article 5.

407.4 ***Minimum Dimensional Requirements***

As shown in Section 411.

407.5 ***General Requirements***

The following development standards are established to control the planning, development and use of land in a Commercial District.

- a. Maximum Lot Coverage - The maximum lot coverage for all buildings, parking, driveways, service areas, and other site improvements or amenities shall not exceed fifty (50%) percent of the total area of the lot.
- b. Minimum Open Space - The minimum open space shall be fifty percent (50%) of the total area of the lot.
- c. Building Location - The minimum distance between buildings shall be forty (40) feet.

407.6 ***Agricultural Use Exception***

If a user believes that his proposed use of a structure is agricultural, such user shall describe the proposed use to the Zoning Inspector who, on finding the use to be agricultural, shall make record of such use.

407.7 ***Parking***

As regulated in Section 521.

407.8 ***Driveway***

As regulated in Section 521.

SECTION 408 INDUSTRIAL DISTRICT (I)

INTENT AND PURPOSE

The purpose of the Industrial District is to provide space for those industrial uses which operate in a clean and quiet manner and generate only light to moderate amounts of traffic. This district is not intended for the use of industries which deal with hazardous elements or emit noise, glare, dust, odor, smoke, or possess other offensive characteristics detrimental to surrounding land. The intent is to create and protect efficient industrial areas by insuring careful design, placement, and grouping of industries which will promote the protection of any adjacent residential or business activities.

408.1 *District Boundaries*

District designations on the Zoning Map notwithstanding, the parcel of land lying North of Route 322 between Bass lake Road and Route 44 and extending to the Northern boundary of the Geauga County Park District as of the date of this Resolution, and the parcel of land lying East of Route 44 to the Munson-Claridon line and North of Route 322 to the Munson-Chardon Village line, but excluding from such parcels the Commercial District described in 407.1, and the Residential District described in Section 401.1, is an Industrial District. Where the Zoning Map designates a Flood Plain (FP) area within an Industrial District, a building or structure intended for Industrial use which requires or is intended to be serviced by an on-site sewage disposal system shall not be permitted.

408.2 *Permitted Principal Uses*

Manufacturing or industrial uses are limited to the following. The owner shall present proof that proposed on-site water and sewage disposal facilities have been approved by the Geauga County Health Department and/or the Ohio Environmental Protection Agency before any Zoning Certificate shall be issued.

- a. Airports as regulated by ODOT aviation department and FAA.
- b. Auto service station.
- c. Automobile repair and painting but no commercial wrecking, dismantling, or salvage yard.
- d. Automotive, tractor, trailer, farm implement assembly or manufacturing.
- e. Boiler shops, machine shops, structural steel fabricating shops, or metal working shops.
- f. Cold storage and frozen food lockers.
- g. Contractor sales, storage and equipment yards.
- h. Fabrication, processing, packaging and/or assembly of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, horn, leather, paint, paper, plastics, precious or semi-precious metals or stones, textiles, tobacco, wax, wood, and yarn.
- i. Fabrication, processing, packaging and/or manufacturing of food products and condiments, excluding slaughter houses and rendering and refining of fats, oils, fish, vinegar, yeast and sauerkraut.
- j. Flour and grain mills.
- k. Lumberyards including incidental millwork, coal, brick and stone.
- l. Machine shops and tool and die shops.
- m. Manufacturing, assembling or repairing of electrical and electronic products, components, and equipment.
- n. Manufacturing of cement products, including ready-mix concrete batching plants.

- o. Manufacturing of glass products, pottery, figurines or similar products using previously pulverized clay.
- p. Manufacturing and storage of building materials.
- q. Mobile home and recreational vehicle storage.
- r. Parcel post delivery stations.
- s. Public structures and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include but are not limited to: fire stations; police stations; parks, and public maintenance facilities.
- t. Publishing and printing.
- u. Radio and television stations.
- v. Recycling center collection points, provided materials are kept in an enclosed building.
- w. Research and engineering laboratories.
- x. Truck terminals, provided that truck entrances and exits are at least thirty (30) feet in width.
- y. Warehouses and warehouse distribution centers.

408.3 Accessory Uses and Structures

- a. Signs as regulated in Article 10.
- b. Temporary structures as regulated in Article 5.
- c. Storage of materials within an enclosed building normally utilized in connection with a permitted use.

408.4 Minimum Dimensional Requirements

As shown in Section 411.

408.5 General Requirements

The following development standards are established to control the planning, development and use of land in an Industrial District.

- a. Maximum Lot Coverage - The maximum lot coverage for all buildings, parking, driveways, service areas, and other site improvements or amenities shall not exceed fifty (50%) percent of the total area of the lot.
- b. Minimum Open Space - The minimum open space shall be fifty percent (50%) of the total area of the lot.
- c. Building Location - The minimum distance between buildings shall be forty (40) feet.

408.6 Agricultural Use Exception

If a user believes that his proposed use of a structure is agricultural, such user shall describe the proposed use to the Zoning Inspector who, on finding the use to be agricultural, shall make record of such use.

408.7 Parking

As regulated in Section 521.

408.8 Driveway

As regulated in Section 521.

SECTION 409 MEDICAL USE DISTRICT (MU)

INTENT AND PURPOSE

The purpose of the Medical Use District is to recognize the need of and provide for essential health care and medical treatment facilities. Uses in this district are intended to be minor traffic generators, located on major roads, with minimal depreciation effect on surrounding residential property.

409.1 District Boundaries

District designations of the Zoning Map notwithstanding, the following parcel is a Medical Use District: Beginning at a point in the centerline of Ravenna Road (S.R. 44) about 2 feet South of its intersection with the centerline of Nantucket Drive, said beginning point being the Southwesterly corner of land conveyed to R.D. Stewart (Volume 731, Page 157); Thence Easterly along the Southerly line of R.D. Stewart about 816 feet to the Easterly line of Munson Township; Thence Northerly along the Easterly Munson Township line about 852 feet to the Northeasterly corner of land conveyed to University Hospitals (Volume 2059, Page 2030); Thence Westerly along the Northerly line of said University Hospitals' land about 820 feet to the centerline of Ravenna Road; Thence Northerly along the centerline of Ravenna Road about 196 feet to the Northeasterly corner of land conveyed to Joseph & Susan DiBlasio (Volume 853, Page 1341); Thence Westerly along the Northerly line of said land conveyed to Joseph & Susan DiBlasio about 750 feet to the Northeasterly corner of Sublot No. 23 in Head of the Meadow Subdivision (Plat Volume 10, Pages 141-142); Thence Southerly along the Easterly line of said Sublot No. 23 and the Easterly line of Sublot No. 25 and an extension thereof about 1089 feet to a point in the Southerly sideline of Nantucket Drive; Thence Easterly along said Southerly sideline about 23 feet to the Northeasterly corner of Sublot No. 1 in said Head of the Meadow Subdivision; Thence Southerly along the Easterly line of said Sublot No. 1 and a Southerly extension thereof about 1506 feet to a point in the Northerly line of Country Oaks Subdivision (Plat Volume 11, Page 86); Thence Easterly along said Northerly line of Country Oaks Subdivision and an Easterly extension thereof about 727 feet to a point in the centerline of Ravenna Road; Thence Northerly along said centerline of Ravenna Road about 1,020 feet to the Southwesterly corner of land conveyed to University Hospitals (Volume 1923, Page 2814); Thence easterly along the Southerly line of said University Hospitals' Land about 815 feet to the Easterly Munson Township Line; Thence Northerly along the Easterly Munson Township line about 295 feet to Northeasterly corner of land conveyed to University Hospitals (Volume 2084, Page 1050); Thence Westerly along the Northerly line of said University Hospitals' land about 815 feet to a point in the centerline of Ravenna Road; thence northerly about 219 to the Place of Beginning.

409.2 Permitted Use

The permitted use in a Medical Use District is the occupancy; not including actual residency, by State-licensed health professionals devoted to the treatment of human beings, including M.D.'s, D.D.S.'s, chiropractors, and osteopaths.

409.3 Permitted Accessory Uses and Structures

- a. Accessory signs as regulated in Article 10.
- b. Accessory storage of supplies within an enclosed building which are normally carried in stock in connection with a permitted use.
- c. Temporary structures or uses as regulated in Article 5.

409.4 **Minimum Dimensional Requirements**

As shown in Section 411.

409.5 **General Requirements**

The following development standards are established to control the planning, development and use of land in a Medical Use District.

- a. Maximum Lot Coverage - The maximum lot coverage for all buildings, parking, driveways, service areas, and other site improvements or amenities shall not exceed fifty (50%) percent of the total area of the lot.
- b. Minimum Open Space - The minimum open space shall be fifty percent (50%) of the total area of the lot.
- c. Building Location - The minimum distance between buildings shall be forty (40) feet.

409.6 **Parking**

As regulated in Section 521.

409.7 **Driveway**

As regulated in Section 521.

SECTION 410 USES NOT SPECIFICALLY MENTIONED

Any use of land or structures, unless otherwise noted herein as a permitted principal, permitted accessory, or conditional use within any district, shall not be permitted by the Zoning Inspector unless a variance has been granted by the Board of Zoning Appeals. Excluded are carnivals, circuses, tent meetings, bazaars, festivals, art shows, or other similar public events which are permitted activities, not requiring a Zoning Certificate, within any non-residential district and upon Place of Worship, school or similar sites within any residential district. All other zoning regulations apply and such uses shall only be permitted on lots where adequate off-road parking can be provided and shall not be permitted for a period longer than fifteen (15) days.

ARTICLE 4
DISTRICT REGULATIONS
MINIMUM DIMENSIONAL REQUIREMENTS

SECTION 411 MINIMUM DIMENSIONAL REQUIREMENTS

See charts on this and following page. For the purpose of determining lot sizes, all area calculations shall be exclusive of the area in any public or private road right-of-way.

Minimum Square Footage Requirements for Structures

RESIDENTIAL	MINIMUM SQUARE FOOTAGE
One-Story	1600 Square Feet
Two-Story	1800 Square Feet
Multi-Level	1800 Square Feet
COMMERCIAL	1300 Square Feet
INDUSTRIAL	2500 Square Feet
INSTITUTIONAL	2500 Square Feet
MEDICAL	1300 Square Feet

The above measurements are exclusive of garages, porches, breezeways, basements, attics, terraces and decks.

Minimum Dimensional Requirements

Zoning Districts	Permitted Principal Uses	Minimum Lot Size	Minimum Frontage at Rd. Right-of-Way	Minimum Setback from Rd. Right-of-Way	Minimum Side Yard	** Minimum Side Yard Corner Lot	Minimum Rear Yard	Maximum Lot Coverage
R-1	Single Fam. Dwelling Article 4	2.5 acres	200 ft; 75 ft. on cul-de-sac	80 ft.	25 ft.	60 ft.	40 ft.	----
R-2	Single Fam. Dwelling Article 4	5.0 acres	250 ft; 75 ft. on cul-de-sac	80 ft.	25 ft.	60 ft.	40 ft.	----
R-3	Single Fam. Dwelling Article 4	5.0 acres	250 ft; 75 ft. on cul-de-sac	80 ft.	25 ft.	60 ft.	40 ft.	----
R-4, FP	Single Fam. Dwelling Article 4	5.0 acres	250 ft; 75 ft. on cul-de-sac	80 ft.	25 ft.	60 ft.	40 ft.	----
Institutional (IN)	See Article 4	100 acres	See Article 4	200 ft.	200 ft.	200 ft.	200 ft.	40%
Commercial (C)	See Article 4	2.5 acres	200 ft.	80 ft.	20 ft.; adj. to Res. District 100 ft.	80 ft.	50 ft.; adj. to Res. District 100 ft.	50%
Industrial (I)	See Article 4	5.0 acres	250 ft.	80 ft.	50 ft.; adj. to Res. District 100 ft.	80 ft.	100 ft.	50%
Medical Use (MU)	See Article 4	2.5 acres	200 ft.	80 ft.	50 ft.; adj. to Res. District 100 ft.	80 ft.	50 ft.; adj. to Res. District 250 ft.	50%

Notes: ** Corner Lot Side Yard is measured from the Road Right-of-Way of the Intersecting Road.